



Village of Commercial Point
Council Meeting Minutes
August 16, 2021

Mayor Goldhardt called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Mitchem, Ms. Wolfe, Ms. Geiger, Ms. Joiner and Mr. Thompson. Mr. Grassel was not present.

A motion was made to approve the August 2nd, 2021 Regular Meeting Minutes by Ms. Wolfe and seconded by Ms. Joiner. All members present were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee said he is still looking into timeclocks and their guidelines. He said he looked into the road banner issue as well and it may require a change to the current zoning code ordinances. He is doing more research into this issue. He then discussed the legislation on the agenda for this evening.
- C. Police Chief's Report – Ms. Geiger stated she was disappointed that on the first day of school the Scioto Township Fire Department and the Sheriff's Department were present at the school grounds but the Commercial Point Police Department was not. She said she felt with the amount of traffic, we should have been present. Ms. Joiner asked for an update on the GPS. Chief Jordan said they will be taking another cruiser in for GPS installation by the middle of September.
- D. Village Administrator's Report – Administrator Crego noted that we need to add a Street Department title to the Employee Guidelines book. He discussed several changes he would like to see in the guidelines. He said the walk path to the school from Carmel Court is in contract and the contractor will need to come take measurements. He said at that time he will meet with Solicitor Cartee for the easement agreement. He said the new utility employee, Jon Wilson, started at the Water Plant one week ago and with the additional staff they have been given 17 work orders. Administrator Crego said the sidewalk replacement and repairs at 1 E. Scioto Street and 5 E. Scioto Street were supposed to have stated last week but the contractor was called out on an emergency repair. Ms. Joiner asked if the ditch at the entrance of West Scioto Green is the responsibility of the village or residents. Administrator Crego said it is the resident's responsibility.
- E. Village Engineer's Report – Mr. Cameron said the Rickenbacker Exchange Part 3 comments have been satisfied. He said they had an internal kickoff in the office for the Walker Road Project and they are developing a schedule which should be ready in about four weeks. Ms. Joiner asked for an update on the manhole situation. Mr. Cameron said they are still waiting on a fix to be given to them for review. He said nothing has been provided to date. Ms. Joiner asked if we told them what we would like to see. Mr. Cameron said yes. Mayor Goldhardt said the villages' position on this issue is it is not our problem. He said the manhole belongs to Van Trust and the Village has not taken ownership of the manhole. He noted that we are still holding a Performance Bond over Van Trust to see that it is installed to our satisfaction. Once the problem is corrected, the Village will take ownership. At that time, we will exchange their Performance Bond for a Maintenance Bond.
- F. Zoning Administrator's Report – Administrator Kuzelka said there are tree and bush issues in the Village that he will be looking into. He said the dropped dead date for Genoa Crossing is August 28th. Ms. Joiner asked about nuisance vehicles and whose responsibility it is to handle that type of issue. Administrator Kuzelka said the tag issue is the Police Department. Ms. Joiner said she thinks we need to work on the issue and clean things up in the village. Chief Jordan said he is looking at the ordinance and there are certain requirements that must be met.
- G. Fiscal Officer's Report – The Financial Reports were distributed to all of the Council members prior to the meeting.



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Legislative Reports:

- A. Tracy Joiner -She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Jason Thompson –He had nothing to report at this time.
- E. Nancy Geiger - Ms. Geiger mentioned some of the flags in town are looking tattered. Mayor Goldhardt informed Council that some of the tattered flags belonged to the Commercial Point Racing Committee and have been removed. All of the remaining flags that are still out belong to a resident. She discussed a resident in Chestnut Estates who reached out about the cars on the curbs. She said one bad location was Honey Locust Street. She spoke with several residents and listened to their concerns. She spoke with Administrator Crego and they discussed signs of no parking on the curb or painting the curbs yellow. Administrator Crego said Council needs to decide how they want to handle this situation. Mayor Goldhardt suggested that Ms. Geiger bring a recommendation on how to handle the problem back to the next council meeting for discussion.

Citizen Comments:

Ms. Becky Blevins asked council to think about how they are spending the tax payer's dollars, especially on the Police Department. She expressed her concern over a comment made by Mr. Thompson in the Committee of the Whole meeting regarding increasing employee's pay and figuring out how to pay for it later.

Business Items

- A. Administrative Employee Guidelines – This was discussed in the earlier meeting and there was no additional discussion at this time.

Legislation:

First Reading:

Ordinance 2021-28 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1115.08 AND SECTION 1199.08 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Mr. Thompson and seconded by Ms. Wolfe. Roll call vote: Mr. Thomson - Yes, Ms. Geiger - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

A motion was made to adopt Ordinance 2021-28 by Ms. Wolfe and seconded by Mr. Thompson. Roll call vote: Mr. Thomson - Yes, Ms. Geiger - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

Ordinance 2021-29 AN ORDINANCE ACCEPTING THE FINAL PLAT OF RICKENBACKER EXCHANGE PART 3 AS PRESENTED BY K-NOVA, LLC, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Mr. Thompson and seconded by Ms. Wolfe. Roll call vote: Mr. Thomson - Yes, Ms. Geiger - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

A motion was made to adopt Ordinance 2021-29 by Mr. Thompson and seconded by Ms. Joiner. Roll call vote: Mr. Thomson - Yes, Ms. Geiger - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.



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Second Reading:

Ordinance 2021-27 AN ORDINANCE ACCEPTING THE FINAL PLAT OF SCIOTO CROSSING
SUBDIVISION SECTION 4.

Mayor Goldhardt did a second reading, title only.

Additional Items:

There were no additional items at this time.

A motion was made to adjourned by Mr. Thompson and seconded by Ms. Wolfe. All members present were in favor, the motion passed and the meeting was adjourned.


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer